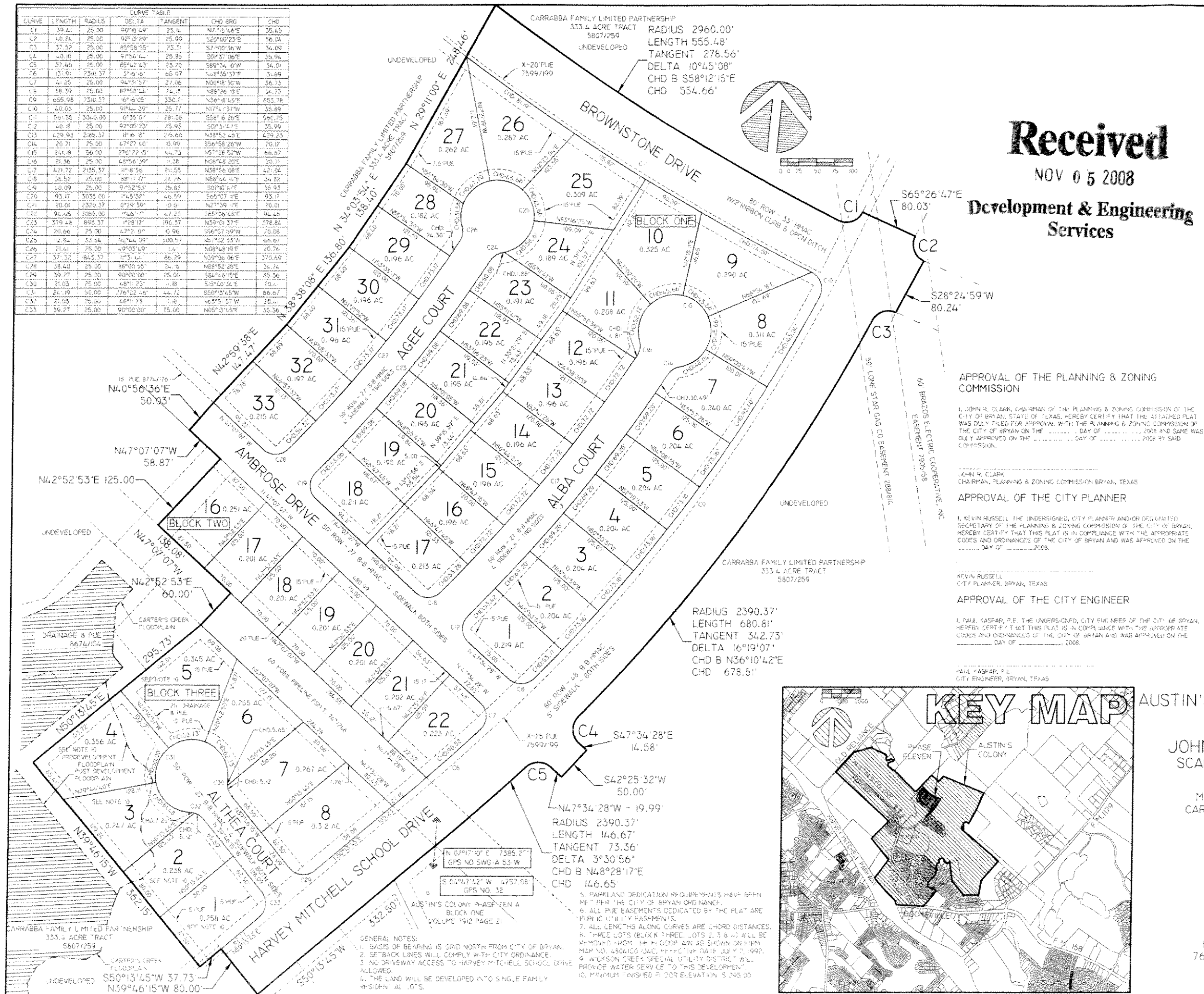


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEG	CHD END
C1	39.41	25.00	90°18'29"	25.00	N7°15'46"E	35.63
C2	40.84	25.00	92°13'29"	25.00	S29°00'23"E	56.04
C3	37.32	25.00	85°58'55"	25.00	S7°00'36"W	34.09
C4	40.00	25.00	91°54'41"	25.00	S0°37'08"E	59.94
C5	37.40	25.00	85°42'43"	25.00	S89°34'07"W	54.01
C6	131.00	230.37	57°46'40"	65.97	N48°55'37"E	31.89
C7	41.25	25.00	94°35'37"	27.06	N00°18'30"W	56.73
C8	38.39	25.00	87°58'14"	24.13	N88°26'01"E	54.73
C9	656.98	230.37	67°46'05"	336.21	N36°46'15"E	653.78
C10	40.65	25.00	91°44'39"	25.77	N17°41'37"W	35.89
C11	561.55	304.60	67°35'01"	281.56	S58°46'26"E	566.75
C12	40.80	25.00	92°05'23"	25.95	S0°31'47"E	55.90
C13	429.93	2185.37	11°46'38"	215.66	N38°52'43"E	429.23
C14	20.71	25.00	47°27'40"	10.99	S56°58'26"W	20.12
C15	241.48	50.00	276°22'15"	44.73	S57°28'52"W	66.67
C16	21.36	25.00	48°58'39"	11.38	N08°48'20"E	20.71
C17	421.72	2135.37	11°46'38"	215.66	N38°52'43"E	421.04
C18	38.52	25.00	88°17'17"	24.76	N88°44'44"E	34.82
C19	40.89	25.00	92°52'53"	25.83	S0°10'47"E	55.93
C20	93.17	5035.00	1°45'35"	46.59	S05°07'11"E	93.17
C21	20.01	2320.37	0°19'30"	0.01	N27°35'11"E	20.01
C22	94.45	3055.00	1°46'17"	47.23	S65°06'46"E	94.45
C23	379.18	895.37	1°28'12"	190.37	N59°01'37"E	379.18
C24	20.66	25.00	47°27'40"	10.96	S56°57'39"W	20.66
C25	12.84	53.34	92°44'39"	500.97	S57°32'33"W	68.97
C26	21.41	25.00	49°03'49"	1.41	N08°48'19"E	20.72
C27	37.32	25.00	87°58'14"	24.13	N88°26'01"E	54.73
C28	38.44	25.00	88°30'22"	24.31	N88°32'25"E	34.74
C29	39.27	25.00	90°00'00"	25.00	S64°46'15"E	55.36
C30	21.03	25.00	48°11'23"	1.18	S18°40'34"E	20.71
C31	24.19	50.00	276°22'15"	44.73	S57°28'52"W	66.67
C32	21.36	25.00	48°11'23"	1.18	N08°48'19"E	20.71
C33	39.27	25.00	90°00'00"	25.00	N05°31'43"E	36.36



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PROFESSIONAL SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR, P.L.S. NO. 4502

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2008, IN THE PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF A 333.4 ACRE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 5867 PAGE 259 AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES DEFINED.

MARK J. CARRABBA, VICE PRESIDENT OF HIGHLAND INTERESTS, INC., GENERAL PARTNER OF CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, JOHN R. CLARK, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2008 AND SAME WAS DULY APPROVED BY THE _____ DAY OF _____, 2008 BY SAID COMMISSION.

JOHN R. CLARK
CHAIRMAN, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, KEVIN RUSSELL, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2008.

KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, P.E., THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2008.

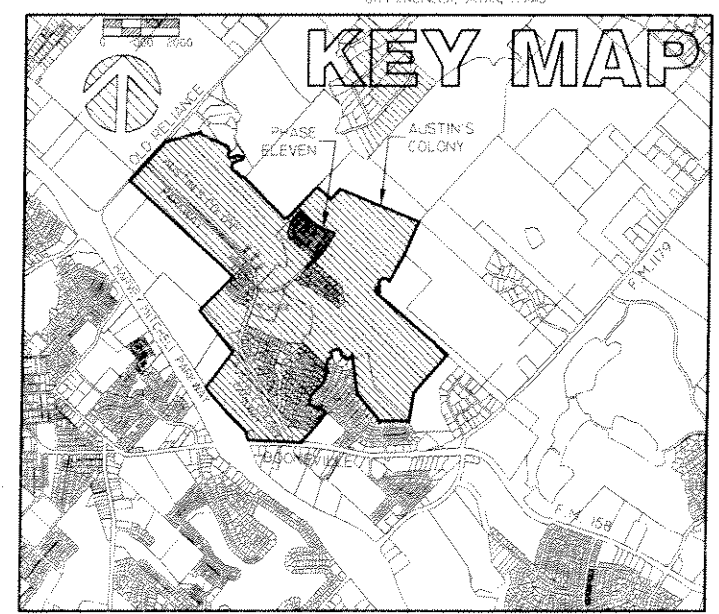
PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



FINAL PLAT

AUSTIN'S COLONY PHASE ELEVEN A & C
17.61 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=60' ~ NOVEMBER 4, 2008

OWNER & DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TX 77802
979-778-8850

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77842
979-268-3195

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

SHEET 1 OF 2 SHEETS

METES AND BOUNDS DESCRIPTION
OF A
17.61 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL "A" CERTAIN TRACT OR PARCEL OF LAND LIES AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 333.4 ACRE TRACT AS DESCRIBED BY A DEED TO CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED AVID UNIT 5897, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST LINE OF AUSTIN'S COLONY PHASE TEN A, ACCORDING TO THE PLAT RECORDED AVID UNIT 798, PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF THE PLATTED RIGHT-OF-WAY OF HARVEY MITCHELL SCHOOL DRIVE (800 R.O.W.), (ON REFERENCE A 018 INCH ROLL ROAD FOUND ON THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE MARKING THE COMMON CORNER OF LOTS 2 AND 3, BLOCK 1, AUSTIN'S COLONY PHASE TEN A BEARS: S 50° 23' 45" W FOR A DISTANCE OF 70.50 FEET;

THENCE: A 30° 46' 51" W ALONG THE PLATTED END OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 80.50 FEET TO A POINT,

THENCE: S 50° 23' 45" W ALONG THE NORTHWEST LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR A DISTANCE OF 37.73 FEET TO A POINT,

THENCE: THROUGH SAID REMAINDER OF 333.4 ACRE TRACT FOR THE FOLLOWING CALLS:

N 39° 46' 51" W FOR A DISTANCE OF 367.5 FEET TO A POINT,

N 50° 23' 45" W FOR A DISTANCE OF 296.73 FEET TO A POINT,

N 42° 52' 53" E FOR A DISTANCE OF 60.00 FEET TO A POINT,

N 47° 07' 07" W FOR A DISTANCE OF 38.08 FEET TO A POINT,

N 42° 52' 53" E FOR A DISTANCE OF 25.00 FEET TO A POINT,

N 47° 07' 07" W FOR A DISTANCE OF 56.87 FEET TO A POINT,

N 40° 56' 36" E FOR A DISTANCE OF 50.03 FEET TO A POINT,

N 42° 50' 28" E FOR A DISTANCE OF 47.47 FEET TO A POINT,

N 36° 26' 08" E FOR A DISTANCE OF 36.00 FEET TO A POINT,

N 34° 03' 54" E FOR A DISTANCE OF 36.40 FEET TO A POINT,

N 29° 47' 00" E FOR A DISTANCE OF 248.46 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2960.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 46' 41" FOR AN ARC DISTANCE OF 358.54 FEET (CHORD BEARS: S 58° 10' 28" E - 557.71 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 51' 49" FOR AN ARC DISTANCE OF 39.44 FEET (CHORD BEARS: N 71° 5' 46" E - 35.45 FEET) TO THE ENDING POINT OF SAID CURVE;

S 65° 20' 47" E FOR A DISTANCE OF 60.03 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 31' 29" FOR AN ARC DISTANCE OF 40.74 FEET (CHORD BEARS: S 20° 00' 23" E - 36.04 FEET) TO THE ENDING POINT OF SAID CURVE;

S 25° 24' 54" W FOR A DISTANCE OF 50.14 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 58' 58" FOR AN ARC DISTANCE OF 37.52 FEET (CHORD BEARS: S 71° 00' 36" W - 34.09 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 19' 07" FOR AN ARC DISTANCE OF 60.00 FEET (CHORD BEARS: S 36° 26' 08" W - 47.83 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 14' 44" FOR AN ARC DISTANCE OF 40.00 FEET (CHORD BEARS: S 64° 37' 06" E - 35.94 FEET) TO THE ENDING POINT OF SAID CURVE;

S 47° 34' 28" E FOR A DISTANCE OF 14.58 FEET TO A POINT,

S 47° 25' 37" W FOR A DISTANCE OF 50.00 FEET TO A POINT,

N 47° 34' 28" W FOR A DISTANCE OF 19.99 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 42' 43" FOR AN ARC DISTANCE OF 37.40 FEET (CHORD BEARS: S 60° 34' 01" W - 34.00 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 30' 19" FOR AN ARC DISTANCE OF 46.67 FEET (CHORD BEARS: S 48° 28' 31" W - 46.05 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: S 104° 13' 45" W CONTINUING THROUGH SAID REMAINDER OF 333.4 ACRE TRACT, AT 16.9 FEET PASS A 5/8 INCH ROLL ROAD MARKING THE NORTH CORNER OF SAID AUSTIN'S COLONY PHASE TEN A, CONTINUE ON ALONG THE COMMON LINE OF SAID REMAINDER OF 333.4 ACRE TRACT AND SAID PHASE TEN A, SAID BE 40 THE EXTENSION OF THE SOUTHEAST LINE OF HARVEY MITCHELL SCHOOL DRIVE FOR A TOTAL DISTANCE OF 112.50 FEET TO THE POINT OF BEGINNING CONTAINING 7.01 ACRES OF LAND, MORE OR LESS, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF AUSTIN'S COLONY PHASE TEN A & B, 10/2/21;

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4507

CARRABBA/NOV4/2008.MXD

FINAL PLAT
AUSTIN'S COLONY PHASE ELEVEN A & C
17.61 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=60' ~ NOVEMBER 4, 2008

OWNER & DEVELOPER:
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SURVEYED BY:
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